



GRASSROOTS
REALTY GROUP

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4717 2 Street W
Claresholm, Alberta

MLS # A2307765



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,020 sq.ft.	Age:	1904 (122 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, None, On Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), French Door, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

Inclusions: Shed, Security Cameras

Step into timeless character and modern comfort with this stunning 2,020 sq. ft. two-storey home originally built in 1904 — and completely revitalized to impress. Offering 3 bedrooms and 2 beautifully updated bathrooms, this historic gem has been meticulously renovated from top to bottom while thoughtfully preserving the charm and craftsmanship that make homes of this era so special. The heart of the home is the fully renovated kitchen featuring brand new cabinetry, butcher block countertops, updated appliances, and a functional layout designed for everyday living and entertaining alike. The spacious primary suite is a true retreat, complete with a beautifully renovated ensuite showcasing a giant jetted soaker tub perfect for unwinding after a long day. Nearly every inch of this home has been updated, including new flooring, new bathrooms, a new furnace, and a new roof completed in 2023 — giving you the perfect blend of character and peace of mind. Original details and timeless design elements still shine throughout, creating warmth and personality you simply can't replicate in a newer build. Outside, you'll find a versatile workshop space that could easily be converted back into an attached garage if desired, offering flexibility for hobbies, storage, or future plans. Historic homes rarely come to market in this kind of condition — this is the perfect opportunity to own a piece of history without sacrificing modern convenience.